

Karen Mann

62 Proctors Road

Wokingham

RG40 1RP

22nd June 2025

Objection to Planning Application 251221

Dear Sir/Madam,

I am writing to object to Planning Application 251221 for the proposed continuous use of premises as a car repair workshop at the rear of 302/304 London Road, Wokingham.

- The Certificate of Motor Insurance states Motor Trader only. I therefore refute that this is evidence of the premises or applicant having run a vehicle repair/maintenance business. The insurance is also only valid for the current year.
- Google street view does not show any signage for any car repair workshop or business at any time. There is photographic evidence of a sign being outside 304 or 306 London Road for vehicle recovery in some of those years but not continually for the last ten years or more. Car repair is not stated on the signs. See photos.
- Anyone can park a car on a verge advertising it for sale, it is not indicative of a car repair business and none of those shown for sale are those in the photographs showing repair work.
- The aerial photo dated May 2025 was not taken at that time, as the new build bungalow to the rear of 304/306 London Road is not shown. This was complete in May 2025, and a planning officer visited the house late April/early May stating it was 'substantially complete in planning terms.' All aerial photographic evidence should be discounted as evidence as this casts serious doubts over accuracy.
- An alternative seasonal business has used the site has regularly for more than 10 years. This is well evidenced, including a request to WBC asking if this activity was permitted, within the last 10 years. The location of the business, run by the applicant, is to the rear and side of 304 London Road. The storage of a large volume of Christmas trees effectively prevents access to the rear and the workshop area. It would not be possible to access the site outlined in the application during these periods therefore the use cannot be continuous. See photos.
- Mulberry House vets have previously rented part of the land identified on the plan as being in continuous use for additional parking. This overflow parking area was fenced off.
- The plans submitted do not include the bungalow to the rear of 306 London Road. This raises a question over the integrity and validity of the application.
- The photographs submitted to support this application of car repair do not have date/time stamps therefore should not be used as evidence of continuous use.
 - The picture of the bungalow under construction was taken in 2024 and why is this relevant to this application of continued use?

- The trail bike has been ridden around the yard in April 2025 by an adult male not wearing any protective equipment, including a crash helmet. A mini motorbike on more than one occasion has also been seen riding around the site this year, again with no crash helmet.
- Multiple vehicles, including, but not limited to, caravans, motor homes, horse box and vans have frequently been parked on this site during the last 10 years. Including the area on this application. This is evidenced by the applicants' photos.
- The evidence submitted is from family, friends, or business associates. No evidence of accounts or servicing and repair bills to validate the application. The workshop is used by the applicant for doing favours for family, friends and associates, as a hobby rather than a business
- Regular and frequent use of a forklift truck, not a piece of equipment normally associated with a car repair business.
- To qualify for an LDC any current use of the building must be visible and in the open (Fidler v Secretary of State for Communities and Local Government, Feb 3rd 2010). The site is obscured from public view by double gates and high fencing.

This proposal also raises several other concerns on planning grounds.

Environmental and Waste Management Concerns

- Car repair workshops generate waste such as oil, lubricants, filters, and tyres, some of which can be hazardous. No evidence of relevant licences or of proper disposal of hazard waste.
- Multiple reports of the burning of inappropriate materials have been logged resulting in a ban on the burning of materials on this site.
- The potential for improper disposal or local contamination is significant, particularly as historic compliance is poor, burning of materials on site.

Safety

- The site is close to a secondary school, increasing the risk of conflict between pedestrian students, cyclists and additional vehicle movements generated by the workshop.
- The access to the site, including the new build bungalow and single storey annex (both residential) is single lane thereby increasing the risk of vehicles being unable to access the site and blocking the pedestrian access or London Road.

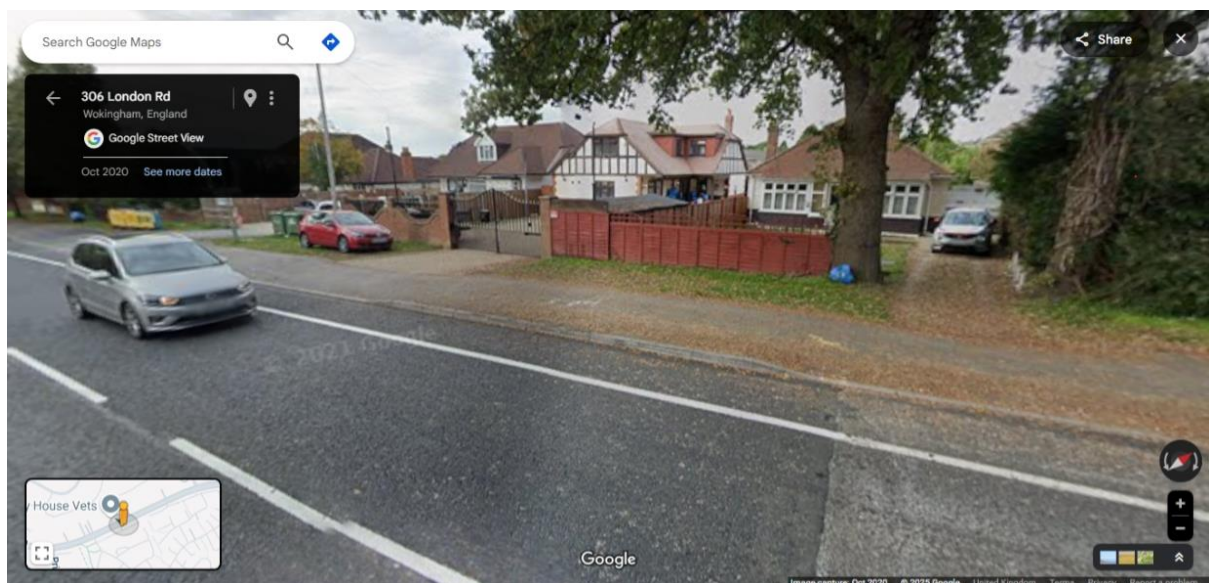
National Policy

If granted this would contravene CP3 (General Principles for Development), failing to protect residential amenity, ensure safe access, or integrate with the surrounding residential environment.

For all the reasons outlined above, I respectfully request that Wokingham Borough Council refuse this application.

Yours faithfully,

Karen Mann



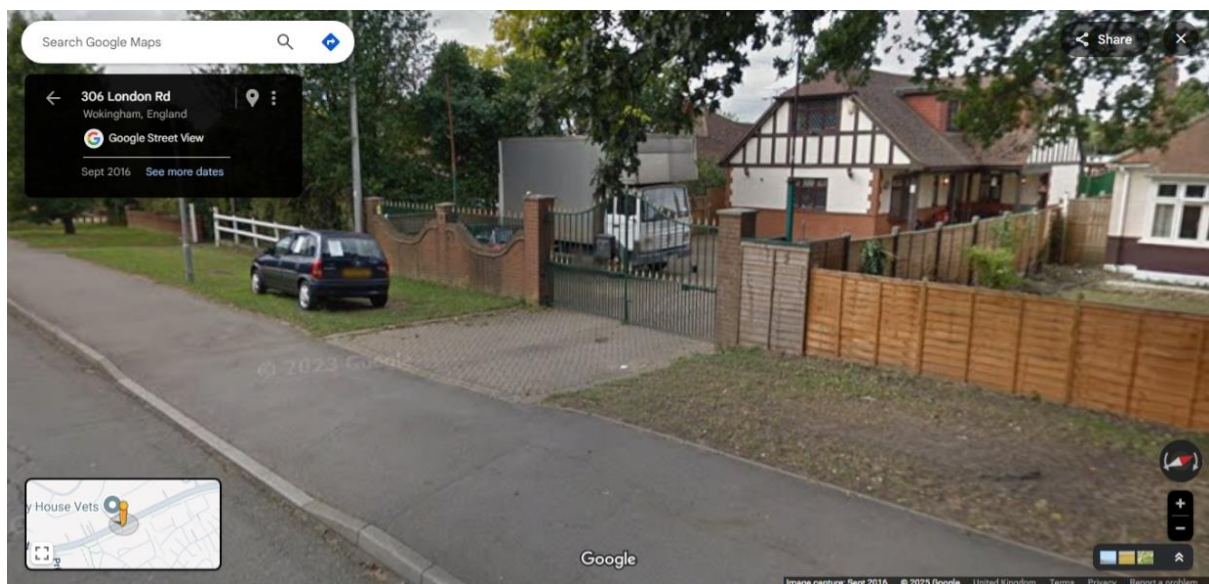
October 2020

<https://maps.app.goo.gl/sLUv82VookcerMUf8>



July 2017

<https://maps.app.goo.gl/gXhR4dMhPgeV3r9S7>



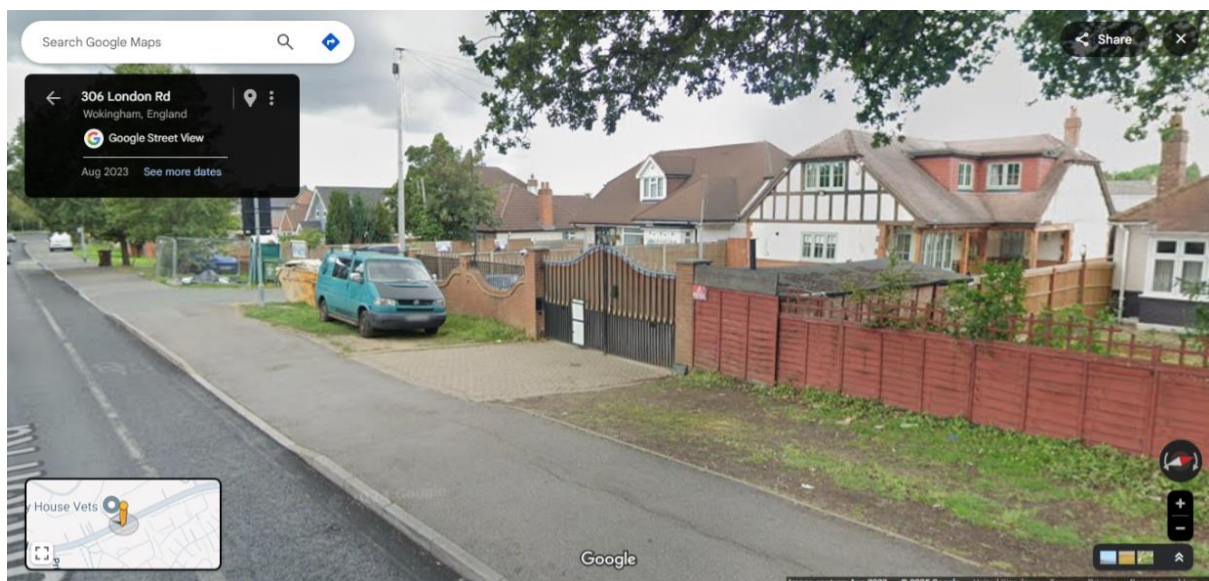
September 2016

<https://maps.app.goo.gl/RoTEMZKmmndkZ9DeA>



October 2015

<https://maps.app.goo.gl/LJPg4RZqw9oiZ7yz6>



August 2023

<https://maps.app.goo.gl/MDM77uzzaeqvuudD8>